

GIS REGISTRY INFORMATION

SITE NAME:		Lloyds Photo & Video		FID # (if appropriate):	
BRRTS #:		03-36-108126			
COMMERCE # (if appropriate):		54220-5141-01			
CLOSURE DATE:		11/10/03			
STREET ADDRESS:		1201 Washington St			
CITY:		Manitowoc			
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):			X = 707040	Y = 404376	
CONTAMINATED MEDIA:		Groundwater		Soil	
				Both	x
OFF-SOURCE GW CONTAMINATION >ES:			Yes	x	No
• IF YES, STREET ADDRESS:		See attached list of five properties			
• GPS COORDINATES (meters in WTM91 projection):		X =		Y =	
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):			Yes	No	x
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):		X =		Y =	
CONTAMINATION IN RIGHT OF WAY:			Yes	x	No
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued					x
Copy of most recent deed, including legal description, for all affected properties					x
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					x
County Parcel ID number, if used for county, for all affected properties (SEE DEEDS)					x
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					x
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					x
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					x
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					x
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					x
GW: Table of water level elevations, with sampling dates, and free product noted if present					x
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					x
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					x
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)					x
RP certified statement that legal descriptions are complete and accurate					x
Copies of off-source notification letters (if applicable)					x
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					x
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure					na

Addendum to GIS Registry Form – Lloyd's Photo and Video

Brrts #03-36-108126

PECFA # 54220-5141-01

OFF-SOURCE GW CONTAMINATION > ES

1207 Washington Street
WTM: 707021, 404372

*OWNED BY THE R-P - NO OFFSITE NOTIFICATION
LETTER*

1202 Washington Street
WTM: 707041, 404421

1210 Washington Street
WTM: 707021, 404420

1216 Washington Street
WTM: 707001, 404421

1222 Washington Street
WTM: 706981, 404419



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
2129 Jackson Street
Oshkosh, Wisconsin 54901-1805
TDD #: (608) 264-8777
Fax #: (920) 424-0217
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Jim Doyle, Governor
Cory L. Nettles, Secretary

December 3, 2003

Mr. Todd Kresheck
Lloyd's Photo & Video
1207 Washington Street
Manitowoc, WI 54220

RE: Final Closure

Commerce # 54220-5141-01 WDNr BRRTS # 03-36-108126
Lloyd's Photo & Video, 1201 Washington Street, Manitowoc

Dear Mr. Kresheck:

The Wisconsin Department of Commerce (Commerce) has received the items required as conditions for closure for the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil and groundwater contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0046.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert H. Klauk', with a stylized flourish at the end.

Robert H. Klauk, PG
Hydrogeologist
Site Review Section

cc: Kristopher T. King - Key Engineering Group Ltd.
Case File



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
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2129 Jackson Street
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TDD #: (608) 264-8777
Fax #: (920) 424-0217
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<http://www.wisconsin.gov>
Jim Doyle, Governor
Cory L. Nettles, Secretary

November 10, 2003

Mr. Todd Kresheck
Lloyd's Photo & Video
1513 Washington Street
Two Rivers, WI 54241

RE: **Conditional Case Closure**

Commerce # 54220-5141-01 **WDNR BRRTS # 03-36-108126**
Lloyd's Photo & Video, 1201 Washington Street, Manitowoc

Dear Mr. Kresheck:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by Key Engineering Group Ltd. for the site referenced above. It is understood that residual soil and groundwater contamination remain on site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

The following condition must be satisfied to obtain final closure:

- Documentation of the abandonment (WDNR Abandonment Form 3300-5B) of monitoring wells MW-1 through MW-8.

This letter serves as your written notice of "no further action." Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0046.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert H. Klauk'.

Robert H. Klauk, PG
Hydrogeologist
Site Review Section

cc: Kristopher T. King - Key Engineering Group Ltd.
Case File

DOCUMENT NO.

WARRANTY DEED
STATE OF WISCONSIN—FORM 10

THIS SPACE RESERVED FOR RECORDING DATA

683378

THIS INDENTURE, Made by E. P. Rentals, Inc.a Corporation duly organized and existing under and by virtue of the laws of
the State of Wisconsin, grantor, of Manitowoc
County, Wisconsin, hereby conveys and warrants to
Todd F. Kresheck, a single persongrantee,
of Manitowoc County, Wisconsin, for the
sum of One (\$1.00) Dollar, o.v.c.the following tract of land in Manitowoc County,
State of Wisconsin:Lot Numbered One (1) of Block Numbered
Two Hundred Sixty-eight (268) in the
City of Manitowoc, according to the
Recorded Plat thereof.RECEIVED FOR RECORD
VOL. 938 PAGE 431
1991 MAY 29 PM 12:01MANITOWOC COUNTY, WIS.
PRESTON JONES
REGISTER OF DEEDSRETURN TO Todd F. Kresheck
1503 Washington Street
Two Rivers, WI 54241

w-7

842100SK

TRANSFER

\$ 210.00
FEE

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

In Witness Whereof, the said grantor has caused these presents to be signed by Robert W. Fellman
its President, and countersigned by Virginia R. Fellman
its Secretary, of Manitowoc County, Wisconsin, and its corporate seal to be hereunto affixed this
24th day of May, A. D., 1991.

SIGNED AND SEALED IN PRESENCE OF

E. P. RENTALS, INC.Robert W. Fellman Corporate Name
President

Robert W. Fellman

COUNTERSIGNED:

Virginia R. Fellman
Secretary

Virginia R. Fellman

STATE OF WISCONSIN

Manitowoc County, } ss.Personally came before me, this 24th day of May, A. D., 1991,
Robert W. Fellman, President, and Virginia R. Fellman, Secretary
of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me
known to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing
instrument as such officers as the deed of said Corporation, by its authority.

THIS INSTRUMENT WAS DRAFTED BY

OLSON, WINTER AND FOXNOTARY
SEALNotary Public, Manitowoc County, Wis.
My commission (expires) (to) 7-12-92

431

(Section 59.51 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon
the names of the grantors, grantees, witnesses and notary. Section 59.513 similarly requires that the name of the person who, or govern-
mental agency which, drafted such instrument, shall be printed, typewritten, stamped or written thereon in a legible manner.)

WARRANTY DEED—By Corporation

STATE OF WISCONSIN
FORM No. 10Wisconsin Legal Blank Co. Inc.
Milwaukee, Wis.

City Of Manitowoc Property Information for Parcel Number: 000268010

Name:	KRESHECK TODD F	Building Information
Location Address:	1201 WASHINGTON ST	Story Height
Mailing Address:	1207 WASHINGTON ST	Year Built
	MANITOWOC	Square Footage
	54220	Total Rooms
Property Class:	Commercial	Bedrooms
Recording Information		Full Baths
		Half Baths
Most Recent Recorded Date	5/29/1991	Fireplaces
Consideration		Living Units
Deed Vol & Page	0938-0431	
		Business Name

Parcel Information and Legal Description

(all lot sizes are approximate)

Legal Information

LOT 1 BLK. 268

Parcel Information

Map Number	1G
Effective square footage	7,200
Acres	0.1653

Notes

CHANGE FOR 2003 ASSESSMENT ROLL

CLASS CHANGED FROM MFG TO COMMERCIAL

Assessment Data

Tax Year	Land Value	Improvement	Value	Total Est Market Value
2003	26,500	51,000	77,500	98,100
2002	26,500	51,000	77,500	94,580

2002 Tax Information

Payments

	Payment Date	Receipt Number	Amount
Original Tax	02/10/2003	116603	872.65
Lottery Credit	04/04/2003	120750	485.44
Net Tax	06/04/2003	124782	485.44

Special Assessment 387.21

Total Amount Due

Total Payments 1,843.53

 Balance Due 485.45

Special Assessments Project

2002 ASPHALTIC RESURFACING

SNOW REMOVAL- 2002-2003 SEASON

Balance Due Delayed Assessment?

1,452.02 N

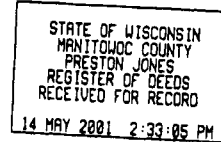
120.00 N

visitor number:3160



876882

This indenture, Made this 4th day of May, 2001
A. D., 192001 between Data Plus, Inc. f/k/a T & T Associates, Inc.
a Corporation duly organized and existing under and by
virtue of the laws of the State of Wisconsin, located at Manitowoc
Wisconsin, party of the first part, and Todd F. Krescheck

part y of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum
of One and 00/100 Dollar (\$1.00)

to it paid by the said part y of the second part, the receipt whereof is hereby confessed and
acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and con-
firmed, and by these presents does give, grant, bargain, sell, remise, alien, convey, and confirm unto
the said part y of the second part, his heirs and assigns forever, the following described real estate, situated in,
the County of Manitowoc, State of Wisconsin, to-wit:

Lots Numbered Two (2), Three (3) and the East Forty (40)
Feet of Lot Numbered Four (4) of Block Numbered Two Hundred
Sixty-eight (268) of the Original Plat of the City of
Manitowoc, according to the Recorded Plat thereof.

Ret: Krescheck
1201 Washington St
Manitowoc, WI 54220
\$10 + 621 CB
52-000-268-020
52-000-268-030
52-000-268-040

W-7

TRANSFER
\$ 621.00
FEE

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the
estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, either in possession or
expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To have and to hold the said premises as above described with the hereditaments and appurtenances, unto the said part y
of the second part, and to his heirs and assigns FOREVER.

And the said Data Plus, Inc. f/k/a T & T Associates, Inc.
party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said part y of the
second part, his heirs and assigns, that at the time of the ensembling and delivery of these presents it is well
seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple,
and that the same are free and clear from all encumbrances whatever.

and that the above bargained premises in the quiet and peaceable possession of the said part y of the second part, his
heirs, and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, it will forever WARRANT and
DEFEND.

In Witness Whereof, the said Data Plus, Inc. f/k/a T & T Associates, Inc.
party of the first part, has caused these presents to be signed by Peter A. Tait
its President, and countersigned by Theresa Becker Nager, its Secretary,
at Manitowoc, Wisconsin, and its corporate seal to be hereunto affixed, this
4th day of May, A. D., 192001

SIGNED AND SEALED IN PRESENCE OF

DATA PLUS, INC. f/k/a T & T ASSOCIATES, INC.

Corporate Name

Peter A. Tait

President

Peter A. Tait

COUNTERSIGNED:

Secretary

STATE OF WISCONSIN

Manitowoc County.

Personally came before me, this 4th day of May, A. D., 192001
Peter A. Tait, President, and Theresa Becker Nager, Secretary

of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such
President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers of the deed of
said Corporation, by its authority.

THIS INSTRUMENT WAS DRAFTED BY

NOTARY
SEAL

Joseph E. Palmer

Notary Public, Manitowoc County, Wis.
My commission (expires) (is) 12/23/01

DOCUMENT NO.
614278

STATE BAR OF WISCONSIN FORM 1—1982
WARRANTY DEED
154

THIS SPACE RESERVED FOR RECORDING DATA

This Deed, made between Dennis M. Shilts and
Grace Shilts, husband and wife
....., Grantor,
and Clifford L. Behnke, a single person

....., Grantee,
Witnesseth, That the said Grantor, for a valuable consideration.....
conveys to Grantee the following described real estate in Manitowoc
County, State of Wisconsin:

RECEIVED FOR RECORD
VOL. **766** PAGE **154**
1986 MAY 29 AM 11:43

MANITOWOC COUNTY, WIS.
ROBERT H. BRANDEL
REGISTER OF DEEDS

RETURN TO
First National Bank
P.O. Box 10 **414278**

Tax Parcel No:
W-7 Commercial property

Tract Numbered Two (2) of a Survey of Lot Numbered Sixteen (16) in
Block Numbered Two Hundred Forty-three (243) of the Original Plat in the City of
Manitowoc, as recorded in the office of the Register of Deeds for Manitowoc
County, Wisconsin, in Volume 7 of Certified Survey Maps, page 647, #531756.

(This deed is given in fulfillment of a Land Contract dated March 29, 1978 and
was recorded in the office of the Register of Deeds for Manitowoc County,
Wisconsin, in Volume 598 of Records, page 24, #532266 on March 31, 1978.)

RATE: 10¢ per \$100.

TRANSFER
\$ 27.90
FEE

This is not homestead property.
(is) (is not)

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And, grantors
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except
easements, restrictions and rights-of-way of record.

and will warrant and defend the same.

Dated this 23rd day of April MAY, 1986

..... (SEAL) Dennis M. Shilts (SEAL)
*
..... (SEAL) Grace Shilts (SEAL)
*

AUTHENTICATION

Signature(s)

authenticated this day of, 19.....

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not,
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Attorney John W. Stangel
(Signatures may be authenticated or acknowledged. Both
are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN

Manitowoc County. } ss.
Personally came before me this 23rd day of
MAY April, 1986 the above named
Dennis M. Shilts and Grace Shilts

to me known to be the person who executed the
foregoing instrument and acknowledge the same.

VINCENT J. EAST
Notary Public Manitowoc County, Wis.
My Commission is permanent. (If not, state expiration
date: 8/27, 1987.)

865959

LAND CONTRACT



VOL 1462 PAGE 27

Document Number

Document Title

RECEIPT# 8658

\$18.00 DEED

STATE OF WISCONSIN
MANITOWOC COUNTY
PRESTON JONES
REGISTER OF DEEDS
RECEIVED FOR RECORD

3 NOV 2000 12:00:35 PM

Recording Area

Name and Return Address

Thomas A. Van Horn
1131 South 8th Street
Manitowoc, WI 54220

18 + 145.50

CK

52-000-243-170.00

Parcel Identification Number (PIN)

W-7

TRANSFER
\$ 145.50
FEE



LAND CONTRACT

Contract by and between Allen J. Scharenbroch and Mary J. Scharenbroch or the survivor of them ("Vendor", whether one or more) and Russell F. Ruebesam ("Purchaser", whether one or more). Vendor sells and agrees to convey to Purchaser, upon the prompt and full performance of this contract by Purchaser, the following property, together with the rents, profits, fixtures and other appurtenant interest (all called the "Property"), in Manitowoc County, State of Wisconsin:

Lot Numbered Seventeen (17) of Block Numbered Two Hundred Forty-three (243) of the Original Plat of the City of Manitowoc, According to the Recorded Plat thereof. County of Manitowoc, State of Wisconsin.

This is not homestead property.

Purchaser agrees to purchase the Property and to pay to Vendor at 5020 South 10th Street, Manitowoc, WI 54220 the sum of Forty-eight Thousand Five Hundred and 00/100 (\$48,500.00) Dollars in the following manner: (a) Ten Thousand Three Hundred and 00/100 (\$10,300.00) Dollars, which will consist of Ten Thousand and 00/100 (\$10,000.00) Dollars in cash or check and Three Hundred and 00/100 (\$300.00) Dollars in the form of a credit for the security deposit already paid by Purchaser, at the execution of this Contract; and (b) the balance of Thirty-eight Thousand Two Hundred and 00/100 (\$38,200.00) Dollars, together with interest from the date hereof on the balance outstanding from time to time at the rate of Nine and one-half (9.5%) percent per annum (as adjusted hereinbelow) until paid in full, as follows:

1. Payments. The balance shall be amortized over a period of Fifteen (15) years with equal monthly payments as follows:
 - a. Initial Payment Amount. There shall be a payment in the amount of Three Hundred Ninety-eight and 89/100 (\$398.89) Dollars due and payable on the first of each month commencing on December 1, 2000 and on the first of each consecutive month thereafter until paid in full.
 - b. Payment adjustments. The payments shall be adjusted when the interest rate increases or decreases in accordance with Paragraph 2 hereinbelow, so that if the current change were the last change, the contract would be completely amortized by November 1, 2015.
2. Adjustments. On November 1 of each year of this contract the Vendor shall inquire as to the current prime rate in effect at Wells Fargo Bank Wisconsin, N.A. or its successors or assigns. The current prime rate in effect is 9.5. If the prime rate has increased or decreased by 2% or more from the current prime rate on any given anniversary date, then the interest rate called for herein shall increase or decrease by the amount of the increase or decrease. For example if the prime rate increases by .5% on the first anniversary date, .5% on the second, .5% on the third and .5% on the fourth, then on the fourth year anniversary date, the interest rate herein shall increase to 11.5%. Thereafter, for each cumulative 2% increase or decrease in such prime rate, there shall be an identical movement in the contract rate charged herein.

Provided, however, the entire outstanding balance shall be paid in full on or before the 1st day of November, 2015. (the maturity date).

Following any default in payment, interest shall be the prime rate then in effect at Wells Fargo Bank Wisconsin, N.A., or its successors or assigns, plus six (6%) percent; or if there is no such rate it shall accrue at the maximum rate allowed by law per annum on the entire amount in default (which shall include, without limitation, delinquent interest and, upon acceleration or maturity, the entire principal balance).

Purchaser, unless excused by Vendor, agrees to pay monthly to Vendor amounts sufficient to pay reasonably anticipated annual taxes, special assessments, fire and required insurance premiums when due. To the extent received by Vendor, Vendor agrees to apply payments to these obligations when due. Such amounts received by the Vendor for payment of taxes, assessments and insurance will be deposited into an escrow fund or trustee account, but shall not bear interest unless otherwise required by law.

Payments shall be applied first to interest on the unpaid balance at the rate specified and then to principal. Any amount may be prepaid without premium or fee upon principal at any time after November 1, 2000.

In the event of any prepayment, this contract shall not be treated as in default with respect to payment so long as the unpaid balance of principal, and interest (and in such case accruing interest from month to month shall be treated as unpaid principal) is less than the amount that said indebtedness would have been had the monthly payments been made as first specified above; provided that monthly payments shall be continued in the event of credit of any proceeds of insurance or condemnations, the condemned premises being thereafter excluded herefrom.

Purchaser states that Purchaser is satisfied with the title as shown by the title evidence submitted to Purchaser for examination.

Purchaser agrees to pay the cost of future title evidence.

Purchaser shall be entitled to take possession of the Property on November 1, 2000.

Purchaser promises to pay when due all taxes and assessments levied on the Property or upon Vendor's interest in it and to deliver to Vendor on demand receipts showing such payment.

Purchaser shall carry Decreasing Term Life Insurance in the amount of the balance due at any time hereunder, which insures payment to the Vendor of the balance of the contract due should Purchaser be unable to perform hereunder due to his death. Such insurance shall be carried with an insurer licensed to do business in the State of Wisconsin. Purchaser shall furnish evidence of such insurance to the Vendor, who shall be named as an insured to the extent of his interest herein. Such policy shall require the prior written approval of the Vendor prior to cancellation.

Purchaser shall keep the improvements on the Property insured against loss or damage occasioned by fire, extended coverage perils and such other hazards as Vendor may require, without co-insurance, through insurers approved by Vendor, but Vendor shall not require coverage in an amount more than the balance owed under this Contract. Purchaser shall pay the insurance premiums when due. The policies shall contain the standard clause in favor of the vendor's interest and, unless Vendor otherwise agrees in writing, the original of all policies covering the Property shall be deposited with Vendor. Purchaser shall promptly give notice of loss to insurance companies and Vendor. Unless Purchaser and Vendor otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided the Vendor deems the restoration or repair to be economically feasible.

Purchaser covenants not to commit waste nor allow waste to be committed on the Property, to keep the Property in good tenantable condition and repair, to keep the Property free from liens superior to the lien of this Contract, and to comply with all laws, ordinances and regulations affecting the Property.

Vendor agrees that in case the purchase price with interest and other moneys shall be fully paid and all conditions shall be fully performed at the times and in the manner above specified, Vendor will on demand, execute and deliver to the Purchaser, a Warranty Deed, in fee simple, of the Property, free and clear of all liens and encumbrances, except any liens or encumbrances created by the act or default of Purchaser, except those set forth in the title insurance. Vendor warrants that he has not, nor has anyone or anything on his behalf or at his direction or under his control done anything to pollute or contaminate the subject property. An express exception to any warranty shall be any pollution or contamination of the subject property which was not cause by 1) Vendor or 2) someone or something under Vendor's control. A

further express exception to any warranty shall be any existing pollution or contamination that requires remediation, which pollution or contamination was not caused by 1) the Vendor or 2) someone or something under Vendor's control. Purchaser hereby waives any recourse against Vendor therefore, and indemnifies and holds Vendor harmless therefore in the event any such pollution or contamination requires remediation or is discovered on the subject property, except for any pollution or contamination caused by 1) Vendor or 2) by someone or something under Vendor's control. With regard to such contamination or pollution, except that caused by 1) Vendor or 2) by someone or something under Vendor's control, Purchaser accepts the property "as is" and indicates that he is satisfied with its condition.

Purchaser agrees that time is of the essence and (a) in the event of a default in the payment of any principal or interest which continues for a period of 10 days following the specified due date or (b) in the event of a default in performance of any other obligation of Purchaser which continues for a period of 10 days following written notice thereof by Vendor (delivered personally or mailed by certified mail), then the entire outstanding balance under this Contract shall become immediately due and payable in full, at Vendor's option and without notice (which Purchaser hereby waives), and Vendor shall also have the following rights and remedies (subject to any limitations provided by law) in addition to those provided by law or in equity: (i) Vendor may, at his option, terminate this Contract and Purchaser's rights, title and interest in the Property and recover the Property back through strict foreclosure with any equity of redemption to be conditioned upon Purchaser's full payment of the entire outstanding balance, with interest thereon from the date of default at the rate in effect on such date and other amounts due hereunder (in which event all amounts previously paid by Purchaser shall be forfeited as liquidated damages for failure to fulfill this Contract and as rental for the Property if Purchaser fails to redeem); or (ii) Vendor may sue for specific performance of this Contract to compel immediate and full payment of the entire outstanding balance, with interest thereon at the rate in effect on the date of default and other amounts due hereunder, in which event the Property shall be auctioned at judicial sale and Purchaser shall be liable for any deficiency; or (iii) Vendor may sue at law for the entire unpaid purchase price or any portion thereof; or (iv) Vendor may declare this Contract at an end and remove this Contract as a cloud on title in a quiet-title action if the equitable interest of Purchaser is insignificant; and (v) Vendor may have Purchaser ejected from possession of the Property and have a receiver appointed to collect any rents, issues or profits during the pendency of any action under (i) (ii) or (iv) above. Notwithstanding any oral or written statements or actions of Vendor, an election of any of the foregoing remedies shall only be binding upon Vendor incurred to enforce any remedy hereunder (whether abated or not) to the extent not prohibited by law and expenses of title evidence shall be added to principal and paid by Purchaser, as incurred, and shall be included in any judgment.

Upon the commencement or during the pendency of any action of foreclosure of this Contract Purchaser consents to the appointment of a receiver of the Property, including homestead interest, to collect the rents, issues, and profits of the Property during the pendency of such action, and such rents, issues, and profits when so collected shall be held and applied as the court shall direct.

Purchaser shall not transfer, sell or convey and legal or equitable interest in the Property (by assignment of any of Purchaser's rights under this Contract or by option, long-term lease or in any other way) without the prior written consent of Vendor unless either the outstanding balance payable under this Contract is first paid in full or the interest conveyed is a pledge or assignment of Purchaser's interest under this contract solely as security for an indebtedness of Purchaser. In the event of any such transfer, sale or conveyance without Vendor's written consent, the entire outstanding balance payable under this Contract shall become immediately due and payable in full, at Vendor's option without notice.

Vendor shall make all payments when due under any mortgage outstanding against the Property on the date of this Contract (except for any mortgage granted by Purchaser) or under any note secured thereby, provided Purchaser makes timely payment of the amounts then due under this Contract. Purchaser may make any such payments directly to the Mortgagee if Vendor fails to do so and all payments so made by Purchaser shall be considered payments made on this Contract.

Vendor may waive any default without waiving any other subsequent or prior default of Purchaser.



All terms of this Contract shall be binding upon and inure to the benefits of the heirs, legal representatives, successors and assigns of Vendor and Purchaser. (If not an owner of the Property the spouse of Vendor for a valuable consideration joins herein to release homestead rights in the subject Property and agrees to join in the execution of the deed to be made in fulfillment hereof.)

Dated this 1 day of November, 2000.

PURCHASER:

Russell F. Reubesam (seal)
Russell F. Reubesam

VENDOR:

Allen J. Scharenbroch (seal)
Allen J. Scharenbroch

Mary J. Scharenbroch (seal)
Mary J. Scharenbroch

ACKNOWLEDGMENT

STATE OF WISCONSIN)

)ss

MANITOWOC COUNTY)

Personally cam before me this 1st day of November, 2000, the above named Russell F. Ruebesam, Allen J. Scharenbroch and Mary J. Scharenbroch, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Sara Vits Shoman
Sara Vits Shoman, Notary Public
Manitowoc County, Wisconsin. My
Commission expires: 12/22/2002

This document was drafted by:

Thomas A. Van Horn
1131 South 8th Street
Manitowoc, WI a 54220
(920) 684-1214

911241

Document Number

WARRANTY DEED



VOL 1677 PG 725

Ronald V. Hablewitz, a married man

RECEIPT# 7516

\$11 00 DEED

STATE OF WISCONSIN
MANITOWOC COUNTY
PRESTON JONES
REGISTER OF DEEDS
RECEIVED FOR RECORD

7 AUG 2002 3:11:24 PM

conveys and warrants to

DONTON, LLC, a Wisconsin Limited

Liability Company

the following described real estate in Manitowoc County,
State of Wisconsin:

\$11 + \$228 CK

Recording Area

Name and Return Address

David J. Pawlowski
Salutz & Salutz, LLP
P.O. Box 187
Manitowoc, WI 54220TRANSFER
\$ 228.00
FEE

W-7

52-000-243-180.00
(Parcel Identification Number)Lot Numbered Eighteen (18) and the East Ten (10) feet of Lot
Numbered Nineteen (19) of Block Numbered Two Hundred Forty-three
(243) in the City of Manitowoc, according to the Recorded Plat
thereof, known as the Original Plat of said City of Manitowoc.This is not ☒ Homestead property. Dated this 14 day of June 2002.
~~XXXX~~ (is not)*Ronald V. Hablewitz*

Ronald V. Hablewitz

AUTHENTICATION

Signature(s)

authenticated this day of 19

signature

type or print name

TITLE: MEMBER STATE BAR OF WISCONSIN

(if not)

authorized by SS 706.06, Wis. Statutes)

Attorney Thomas A. Van Horn

This instrument was drafted by (type or print name)

ACKNOWLEDGMENT

STATE OF WISCONSIN

Manitowoc

County. Personally came

before me this 14 day of June, 2002, the above named

Ronald V. Hablewitz

to me known to be the person who executed the foregoing

instrument and acknowledge the same

Sara Vits Shoman

signature

type or print name SARA VITS SHOMAN

Notary Public Manitowoc County, Wis.

My Commission is permanent. (If not, state expiration

date 12/22/2002)

820847

STATE BAR OF WISCONSIN FORM 2 - 1982
WARRANTY DEED

DOCUMENT NO.

VOL 1320 PAGE 555

Donald L. Wollersheim

STATE OF WISCONSIN - MANITOWOC COUNTY
PRESTON JONES, REGISTER OF DEEDS
RECEIVED FOR RECORD

14 OCT 1998 2:02:39 PM

conveys and warrants to Harold G. Schleis and Kelly A. Schleis, husband and wife as survivorship marital property

THIS SPACE RESERVED FOR RECORDING DATA

the following described real estate in Manitowoc County,
State of Wisconsin:

NAME AND RETURN ADDRESS

Harold G. Schleis
1723 29th Street
Two Rivers, WI 54241

52-000-243-190-6

PARCEL IDENTIFICATION NUMBER

W-7

The West Fifty (50) feet of Lot Numbered Nineteen (19) and the East Ten (10) feet of Lot Numbered Twenty (20), ALL in Block Numbered Two Hundred Forty-three (243) of the Original Plat in the City of Manitowoc, according to the Recorded Plat thereof.

TRANSFER

\$ 210.00
FEEThis is not homestead property.
(is not)

Exception to warranties: Easements and restrictions of record.

Dated this 9th day of October, A.D., 19 98

(SEAL)

Donald L. Wollersheim (SEAL)

• Donald L. Wollersheim

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, 19 _____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Attorney John W. Stangel

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

State of Wisconsin,

Manitowoc

County.

ss.

Personally came before me this 9th day of
October, 19 98, the above named
Donald L. Wollersheimto me known to be the person who executed the foregoing
instrument and acknowledge the same.

• Vincent J. Bast

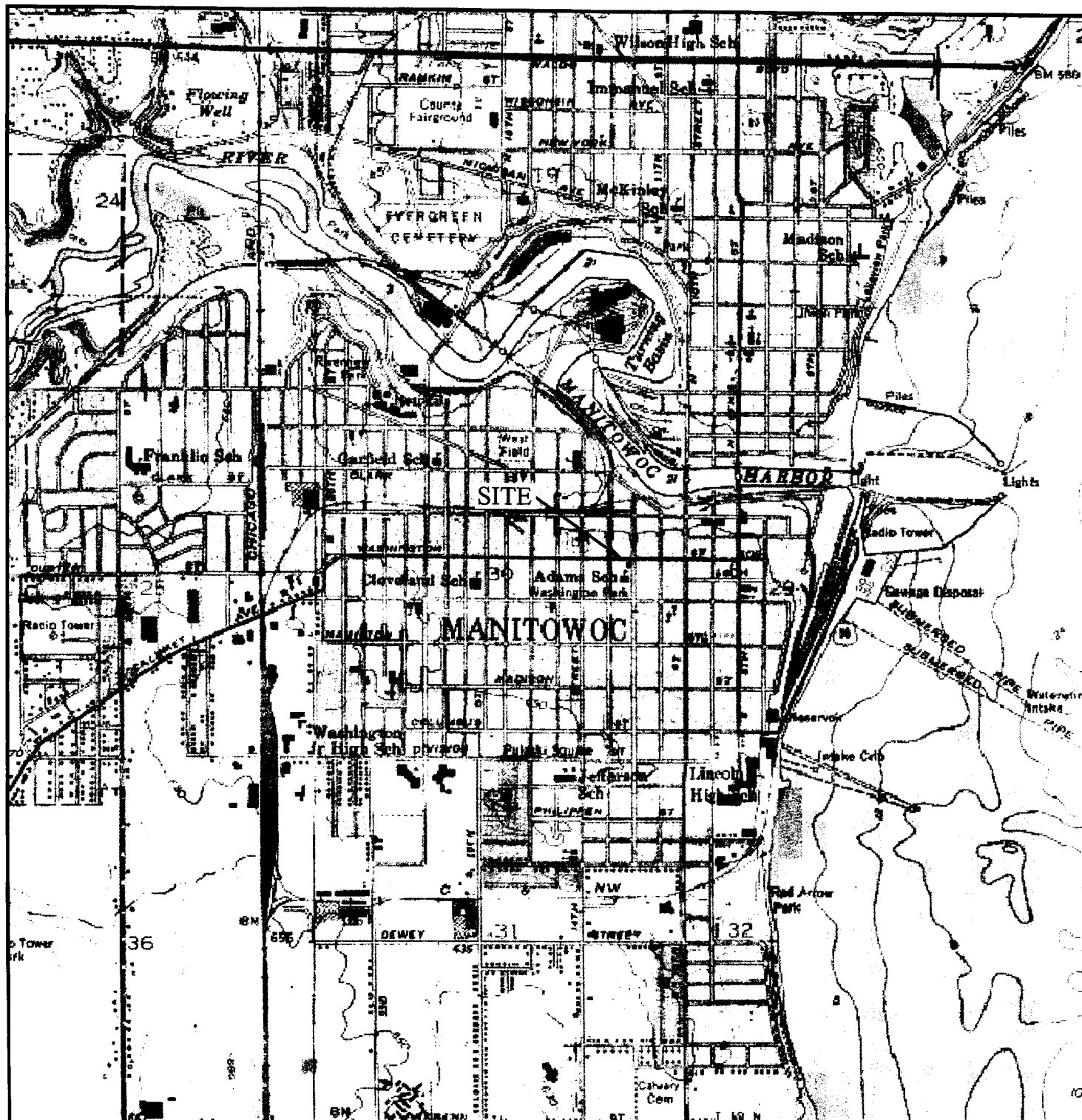
Notary Public, Manitowoc County, Wis.My commission is permanent. (If not, state expiration date:
Expires August 12, 2001 XX)

* Names of persons signing in any capacity should be typed or printed below their signatures.

WARRANTY DEED

STATE BAR OF WISCONSIN

Wisconsin Legal Blank Co., Inc.



SOURCE: USGS Manitowoc, Wisconsin Quadrangle Map
Topographic Map 1954
Photorevised 1973

© 2000 Key Engineering Group Ltd.

0 1000 2000

SCALE: 1"=2000'

DRN. BY:	C.S.	DATE:	11/18/01
DSN. BY:	K.T.K.	FILE NO.:	0808005
CHK. BY:	K.T.K.	DWG. NO.:	0808005L
REV. BY:	G.L.J.	SHEET NO.:	1

KEY
ENGINEERING
GROUP LTD.
ENVIRONMENTAL • CIVIL • RAILROAD

SITE LOCATION MAP

LLOYDS PHOTO AND VIDEO
1201 WASHINGTON STREET
MANITOWOC, WISCONSIN

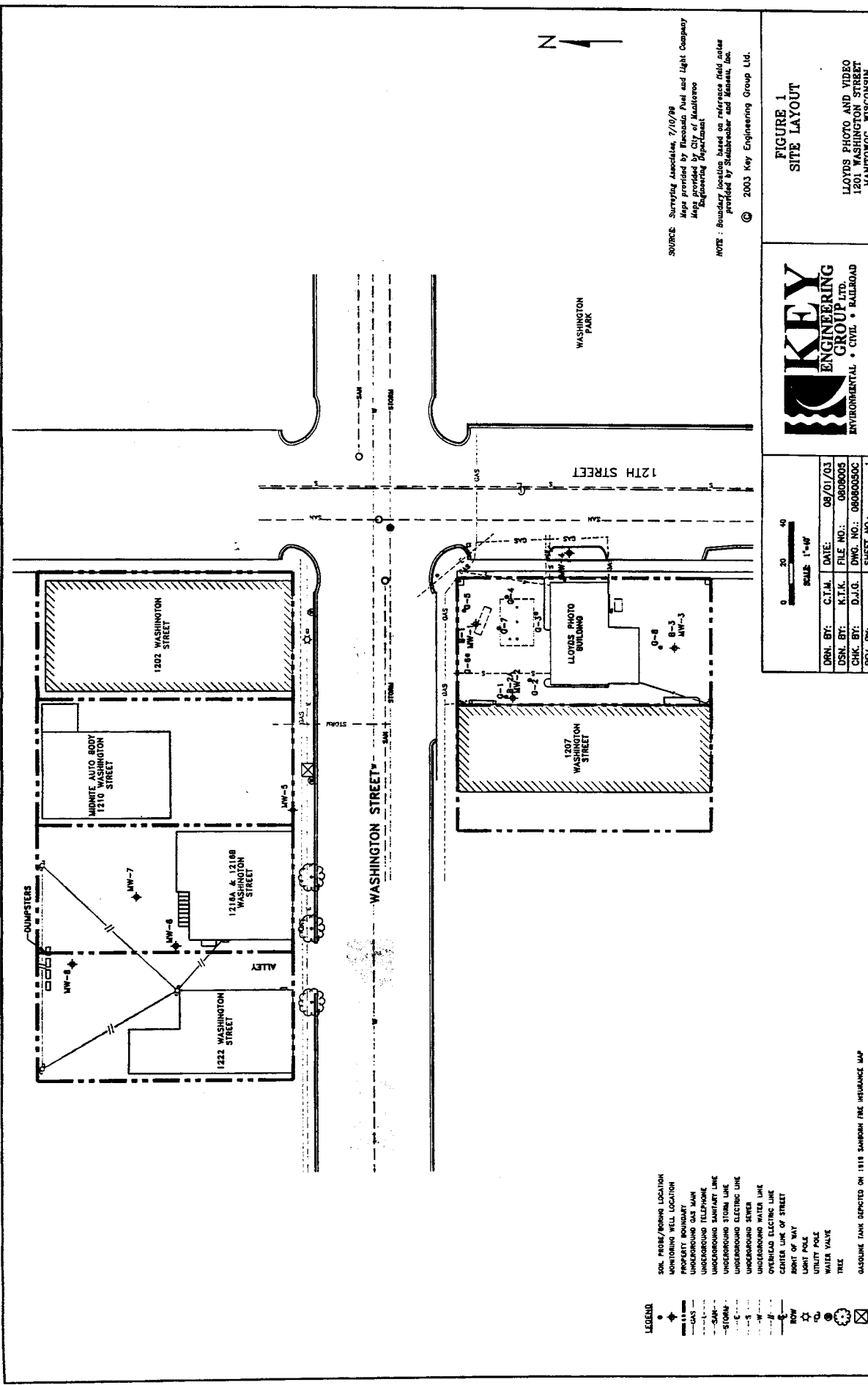


TABLE 2

SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS

LLOYD'S PHOTO & VIDEO
1201 Washington Street
Manitowoc, Wisconsin

PARAMETER	MW-1															MW-2										MW-3										NR 140	
Date Collected	3/11/99	7/28/99	10/27/99	1/25/00	7/6/00	10/26/01	8/21/02	11/19/02	2/19/03	6/13/03	3/11/00	7/28/99	10/27/99	1/25/00	7/6/00	10/26/01	8/21/02	11/19/02	2/19/03	6/11/03	3/11/99	7/28/99	10/27/99	1/25/00	7/6/00	10/26/01	8/21/02	11/19/02	2/19/03	6/11/03	ES	PAL					
GRO (mg/l)	51	89	157	65	35	—	—	—	—	—	19	10.6	21.8	19	9.2	—	—	—	—	—	5	1.03	2.27	4.8	1.2	—	—	—	—	—	—	NE	NE				
Dissolved Lead (µg/l)	6.8	26	12	—	6.0	3.9	—	—	—	—	<1	<1.4	3.1	—	1.5 J	—	—	—	—	—	<1	<1.4	7.5	—	<1	—	—	—	—	—	—	15	1.5				
PAHs (µg/l)	—	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—				
Acenaphthene	—	—	—	—	—	79	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—				
Acenaphthylene	—	—	—	—	—	17	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—				
1 - Methyl Naphthalene	—	—	—	—	—	41	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—				
2 - Methyl Naphthalene	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—				
Naphthalene	—	—	—	—	—	400	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	40	8				
VOCs (µg/l)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—				
Benzene	170	106 J	169	190	88 J	88	86	23 J	77	<5.0	290	151	400	590	240	270	160	170	290	19	56	1.7	17	120	3.1	3.7	1.8	4.3	12	3.2	5	0.5					
Ethylbenzene	2,000	2,680	4,480	2,900	2,300	1,700	2,100	1,100	1,700	190	1,100	693	1,510	1,500	880	1,000	750	1,100	1,300	190	200	9.3	27	170	20	100	20	43	84	1.5	700	140					
Toluene	680	651	958	780	360	200	250	130	300	19	2,100	1,200	2,580	2,500	1,700	1,600	1,100	1,700	1,800	170	690	24	117	190	27	68	16	38	44	<0.99	1,000	200					
Xylenes	21,700	19,980	32,950	19,000	18,000	13,000	16,000	8,440	14,000	2,400	3,260	1,602	3,520	3,200	2,100	2,100	1,700	2,590	3,000	390	680 *	44	183	348	42	190	37	67	100	2.1	10,000	1,000					
Trimethylbenzenes	4,500	3,830	14,550	5,300	3,540	2,480	3,110	2,120	2,840	620	1,030	580	1,158	1,170	730	810	750	940	1,030	291	202	27.6	137	188	31	149	34.5	70	95	5.1	480	96					
sec-Butylbenzene	91 J	—	—	—	—	—	—	—	—	—	24	—	—	—	—	—	—	—	—	—	8.4 J	—	—	—	—	—	—	—	—	—	—	—	NE	NE			
n-Butylbenzene	400	—	—	—	—	—	—	—	—	—	81	—	—	—	—	—	—	—	—	—	22	—	—	—	—	—	—	—	—	—	—	—	NE	NE			
Isopropylbenzene	140	—	—	—	—	—	—	—	—	—	67	—	—	—	—	—	—	—	—	—	19 J	—	—	—	—	—	—	—	—	—	—	—	NE	NE			
p-Isopropyltoluene	44 J	—	—	—	—	—	—	—	—	—	15 J	—	—	—	—	—	—	—	—	—	<5.2	—	—	—	—	—	—	—	—	—	—	—	NE	NE			
n-Propylbenzene	370	—	—	—	—	—	—	—	—	—	100	—	—	—	—	—	—	—	—	—	29	—	—	—	—	—	—	—	—	—	—	—	NE	NE			
Methyl tert-butyl ether	<31	<35	<70	210	<47	<46	<26	<8.8	<9.5	<4.8	<6.2	<7	<8.8	230	<9.4	<23	<26	<8.6	<9.5	<4.6	<6.2	<0.35	<0.70	180	<0.47	<0.46	<0.49	5.6	<4.8	<0.23	60	12					
Naphthalene	1,100	1,080	1,720	1,400	820	670	860	760	660	120	280	172	299	320	150	200	150 J	250	230	56	33 J	4.4	20	56	3.2	19	3.3 J	11	18	0.98	40	8					

Notes:

Bold values exceed or attain the NR 140 PAL

Boxed values exceed or attain the NR 140 ES

— = not analyzed

* - duplicate sample for MW-3 collected on 3/11/99 had ES exceedance of total xylenes (20 µg/l)

ES - NR 140 enforcement standard

GRO - gasoline range organics

J - concentration between the limit of detection and the limit of quantitation

NA - not applicable

NE - no established standard

PAL - NR 140 preventive action limit

µg/l - micrograms per liter

VOCs - volatile organic compounds

TABLE 2 (CONTINUED)

SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS

LLOYD'S PHOTO & VIDEO
1201 Washington Street
Manitowoc, Wisconsin

PARAMETER	MW-4								MW-5								MW-6		MW-7		MW-8								NR 140	
Date Collected	10/27/99	1/25/00	7/6/00	10/26/01	8/21/02	11/19/02	2/19/03	6/11/03	10/27/99	1/25/00	7/6/00	10/26/01	8/21/02	11/19/02	2/19/03	6/11/03	1/25/00	7/6/00	1/25/00	7/6/00	1/25/00	7/6/00	10/31/01	8/21/02	11/19/02	2/19/03	6/11/03	ES	PAL	
GRO (mg/l)	13.6	6	2.7	—	—	—	—	—	5.69	4.1	2.9	—	—	—	—	—	0.034	<0.1	0.54	0.11	0.24	0.15	—	—	—	—	—	NE	NE	
Dissolved Lead (µg/l)	38	—	<1	—	—	—	—	—	<1.4	—	<1	—	—	—	—	—	—	<1	—	<1	—	<1	—	—	—	—	—	15	1.5	
PAHs (µg/l)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Acenaphthene	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Acenaphthylene	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
1 - Methyl Naphthalene	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
2 - Methyl Naphthalene	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Naphthalene	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
VOCs (µg/l)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	40	8	
Benzene	774	640	240	20	12	6.3	23	<0.68	334	640	1,400	1,200	1,200	770	520	340	0.76	1.8	69	4.9	6.9	23	3.4	100	8.8	29	73	5	0.5	
Ethylbenzene	826	250	170	120	71	84	66	20	1,530	22	65	15	190	<4.1	12	33	<0.18	<0.4	0.69	0.53 J	0.57	0.62 J	<0.22	0.82 J	2.3 J	6.3	6.7	700	140	
Toluene	1,720	490	150	91	27	33	46	1.6	28	44	44	44	100	7.0 J	61	10	<0.18	0.8 J	5.3	1.5	0.64	1.8	0.86 J	3	<0.68	1.6	1.6	1,000	200	
Xylenes	2,624	720	110	260	86	209	140	22	1,054	610	410	1,300	1,500	219	480	450	<0.51	<1.4	11	2.3 J	0.59	5.4	<0.89	2.1 J	1.5 J	6.6	9.2	10,000	1,000	
Trimethylbenzenes	646	239	69	106	67	114	90	24.1	474	154	82	353	240	165	146	146	<0.36	<1.03	0.30	<1.03	0.40	<1.03	<0.60	0.78 J	<1.86	<0.44	<0.44	480	96	
sec-Butylbenzene	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	NE	NE	
n-Butylbenzene	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	NE	NE	
Isopropylbenzene	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	NE	NE	
p-Isopropyltoluene	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	NE	NE	
n-Propylbenzene	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	NE	NE	
Methyl tert-butyl ether	<7.0	<0.23	<0.47	<0.46	<2.5	7.2	<2.6	<0.46	<1.8	36	<9.4	<9.2	<10	<2.1	<9.5	<1.2	<0.23	<0.47	13	<0.47	<0.23	<0.47	<0.46	<0.49	<0.43	<0.93	<0.23	60	12	
Naphthalene	169	50	25	19	13 J	23	13	5.3	211	67	<11	75	<26	56	52	42	0.93	<0.53	0.66	<0.53	0.80	<0.53	<0.69	<1.4	<0.89	<0.50	<0.50	40	8	

Notes:

Bold values exceed or attain the NR 140 PAL

Boxed values exceed or attain the NR 140 ES

— - not analyzed

* - duplicate sample for MW-3 collected on 3/11/99 had ES exceedance of total xylenes (720 µg/l)

ES - NR 140 enforcement standard

GRO - gasoline range organics

J - concentration between the limit of detection and the limit of quantitation

NA - not applicable

NE - no established standard

PAL - NR 140 preventive action limit

µg/l - micrograms per liter

VOCs - volatile organic compounds

TABLE 2
SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS

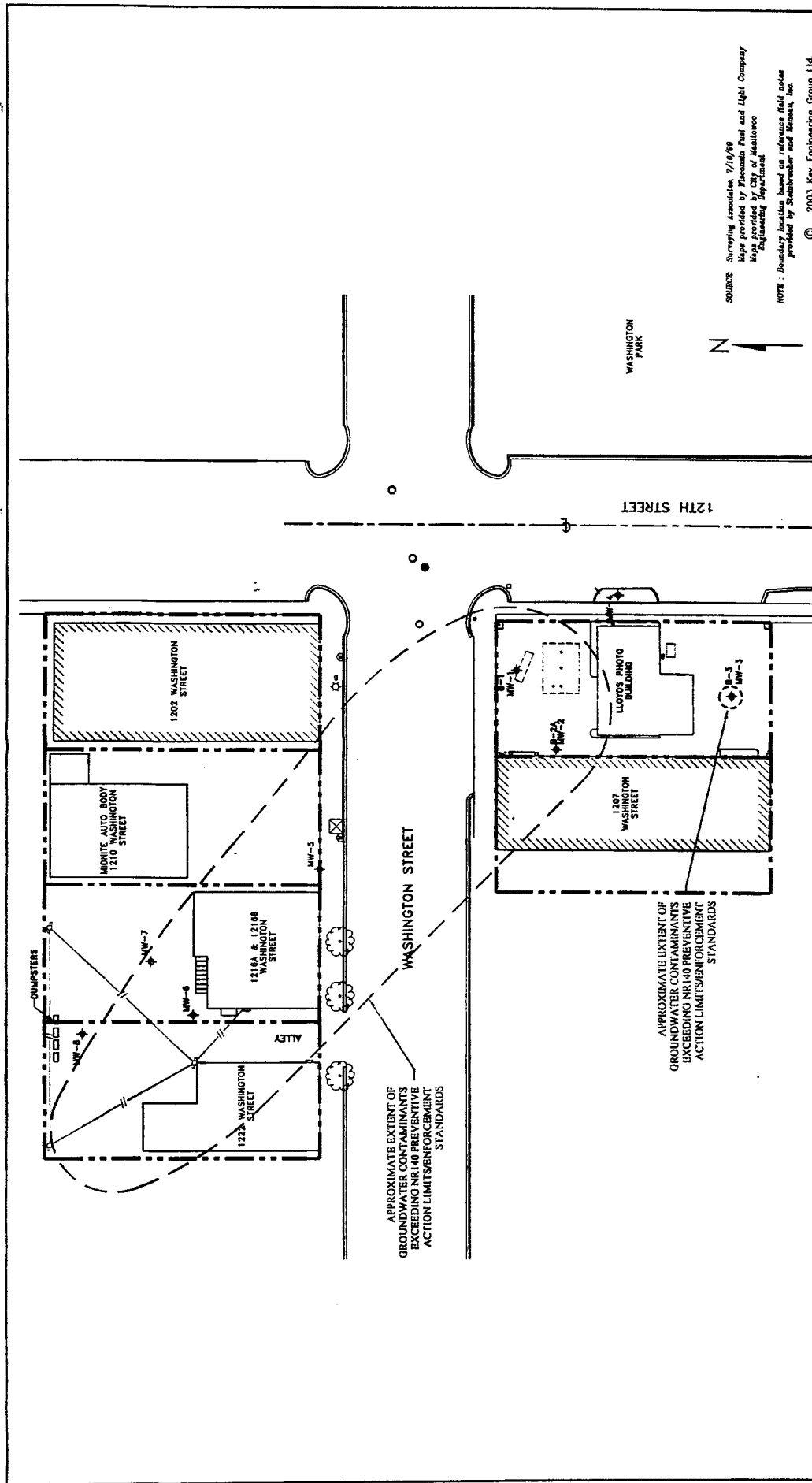
SITE INVESTIGATION REPORT

LLOYD'S PHOTO AND VIDEO
1201 Washington Avenue
Manitowoc, Wisconsin

SAMPLE IDENTIFICATION	G-1 *	G-2 *	G-3 *	G-4 *	G-5 *	G-6 *	G-8 *	B-1		B-2A		B-3		MW-4		MW-5		MW-6	MW-7	MW-8	RCL/SLS
Date Collected	4/27/98	4/27/98	4/27/98	4/27/98	4/27/98	4/27/98	4/27/98	3/2/99	3/2/99	3/2/99	3/2/99	3/2/99	3/2/99	10/27/99	10/27/99	10/27/99	10/27/99	16/00	16/00	16/00	—
Depth (feet bgs)	—	—	—	—	—	—	—	3.5-5.5	8.5-10.5	3.5-5.5	8.5-10.5	3.5-5.5	8.5-10.5	6-8	8-10	0-2	8-10	8-10	10-12	10-12	—
PID (i.u.)	—	—	—	—	—	—	—	34	215	<1	917	<1	128	144	144	2.9	2.9	<1	1.5	<1	—
GRO (mg/kg)	<5.6	<5.4	214	949	2,930	12.1	<6.1	<10	190	<10	670	<10	100	5.3	32	<0.58	<0.58	<0.89	<0.89	<0.89	100
Lead(mg/kg)	<0.6	1.17	1.93	2.06	15.6	2.00	2.05	6.6 Q	6.7 Q	11 Q	—	<6	7.4 Q	<3.2	7.2	14	<3.2	1.16	<0.63	<0.63	50
Detected VOCs (µg/kg)																					
Benzene	<28	<27	<230	<2,407	<221	<30	<30	<25	680	<25	<1,300	<25	<25	<25	<25	<25	<25	<4	<4	<4	8,500
Ethylbenzene	53	44	895	10,915	1,760	112	43	<25	7,500	<25	11,000	<25	1,200	48	<25	<25	<25	<5	<5	<5	4,600
Toluene	<28	<27	<230	4,872	309	41	<30	<25	9,200	<25	5,300	<25	380	<25	<25	<25	<25	<7	<7	<7	38,000
Total Xylenes	99	81	887	37,397	11,181	401	58	<75	45,000	<75	24,000	<75	1,420	<58	109	<58	<58	<21	<21	<21	42,000
1,2,4 - TMB	38	<27	3,273	23,261	8,181	346	30	<25	8,200	<25	17,000	<25	1,300	<25	300	<25	<25	<6	<6	<6	83,000
1,3,5 - TMB	<28	<27	1,339	8,306	2,385	109	<30	<25	2,900	<25	7,000	<25	450	<25	249	<25	<25	<9	<9	<9	11,000
Methyl tert-butyl ether	<28	<27	<230	<2,407	<221	<30	<30	<25	<130	<25	<1,300	<25	<25	<25	<25	<25	<25	<8	<8	<8	NE
Naphthalene	<28	<27	612	5,791	5,429	347	<30	<25	3,800	<25	5,600	<25	390	<55	126	<55	<55	<8	<8	<8	2,700
n-Butylbenzene	<28	<27	1,633	3,936	6,232	240	<30	<25	1,400	<25	10,000	<25	1,000	—	—	—	—	—	—	—	NE
sec-Butylbenzene	<28	<27	1,193	3,483	2,173	47	<30	33	190	<25	1,300	<25	250	—	—	—	—	—	—	—	NE
tert-Butylbenzene	<28	<27	<230	<2,407	289	<30	<30	—	—	—	—	—	—	—	—	—	—	—	—	—	NE
p-Isopropyltoluene	<28	<27	247	<2,407	1,575	36	<30	<25	170	<25	<1,300	<25	160	—	—	—	—	—	—	—	NE
Methylene Chloride	52	64	<230	<2,407	<221	34	<30	<25	<130	<25	<1,300	<25	<25	<25	—	—	—	—	—	—	NE
n-Propylbenzene	<28	<27	782	4,715	1,191	49	<30	<25	1,500	<25	5,700	<25	860	—	—	—	—	—	—	—	NE

Notes:

Boxed values exceed NR 720 RCLS/NR 746 screening levels
 --- not analyzed/not applicable
 * Sampled by Sigma Environmental Services, Inc. (April 27, 1998)
 bgs - below ground surface
 GRO - gasoline range organics
 i.u. - instrument units
 mg/kg - milligrams per kilogram
 NE - not established
 ND - not detected
 PID - photoionization detector
 Q - results between the limit of detection and the limit of quantitation
 RCL - residual contaminant level for protection of groundwater
 SL - screening level
 TMB - Trimethylbenzene
 µg/kg - micrograms per kilogram
 VOCs - volatile organic compounds



SOURCE: Surveying Associates, 7/10/99
 Maps provided by Macosian Paul and Light Company
 Maps provided by City of Manitowish
 Engineering Department
 NOTE: Boundary location based on reference field notes
 provided by Stalbrecher and Moser, Inc.
 © 2003 Key Engineering Group Ltd.



GROUNDWATER CONTAMINANT CONTOUR MAP

LLOYDS PHOTO AND VIDEO
 1201 WASHINGTON STREET
 MANITOWISH, WISCONSIN

DRN. BY:	C.T.M.	DATE:	10/08/03
DSN. BY:	K.T.K.	FILE NO.:	0806005
CHK. BY:	D.J.O.	DWG. NO.:	08060050C
REV. BY:		SHEET NO.:	3

SUMMARY OF GROUNDWATER ELEVATION DATA

LLOYD'S PHOTO & VIDEO

1201 Washington Street
Manitowoc, Wisconsin

WELL NO.	TOP OF PVC ELEVATION (feet MSL)	DATE	DEPTH TO GROUNDWATER (feet)	GROUNDWATER ELEVATION (feet)
MW-1	606.29	3/11/99	7.88	598.41
		7/28/99	7.61	598.68
		10/27/99	8.27	598.02
		11/29/99	8.58	597.71
		1/6/00	8.73	597.58
		1/25/00	8.86	597.43
		2/11/00	8.99	597.30
		7/6/00	7.85	598.44
		10/31/01	8.05	598.24
		8/21/02	8.17	598.12
		11/19/02	8.39	597.90
		2/19/03	9.11	597.18
MW-2	606.29	6/11/03	7.91	598.38
		3/11/99	7.96	598.33
		7/28/99	7.67	598.62
		10/27/99	8.32	597.97
		11/29/99	8.50	597.79
		1/6/00	8.61	597.68
		1/25/00	8.67	597.62
		2/11/00	8.77	597.52
		7/6/00	7.88	598.41
		10/31/01	8.07	598.22
		8/21/02	8.14	598.15
		11/19/02	8.35	597.94
MW-3	606.69	2/19/03	8.81	597.48
		6/11/03	7.77	598.52
		3/11/99	7.64	599.05
		7/28/99	7.36	599.33
		10/27/99	8.22	598.47
		11/29/99	8.36	598.33
		1/6/00	8.43	598.26
		1/25/00	8.53	598.16
		2/11/00	8.61	598.08
		7/6/00	7.64	599.05
		10/31/01	7.73	598.96
		8/21/02	7.99	598.70
MW-4	605.26	11/19/02	8.24	598.45
		2/19/03	8.74	597.95
		6/11/03	7.45	599.24
		10/27/99	10.33	594.93
		11/29/99	7.28	597.98
		1/6/00	7.39	597.87
		1/25/00	7.42	597.84
		2/11/00	7.58	597.68
		7/6/00	6.81	598.45
MW-5	606.08	10/31/01	6.86	598.40
		8/21/02	7.11	598.15
		10/27/99	9.16	596.92
		11/29/99	9.25	596.83
		1/6/00	9.35	596.73
		1/25/00	9.38	596.70
		2/11/00	9.43	596.65
		7/6/00	8.78	597.30
		10/31/01	8.97	597.11
MW-6	607.43	8/21/02	8.98	597.10
		11/19/02	11.18	596.27
		2/19/03	11.52	595.91
		6/11/03	10.72	596.71
		1/6/00	11.31	596.12
		1/25/00	11.38	596.05
		2/11/00	11.30	596.13
		7/6/00	10.72	596.71
MW-7	607.65	8/21/02	11.05	596.38
		11/19/02	11.18	596.27
		2/19/03	11.52	595.91
		6/11/03	10.72	596.71
		1/6/00	11.61	596.04
		1/25/00	11.67	595.98
		2/11/00	11.62	596.03
		7/6/00	10.98	596.67
MW-8	607.59	10/31/01	11.25	596.40
		8/21/02	11.25	596.40
		11/19/02	11.45	596.20
		2/19/03	11.74	595.91
		6/11/03	10.83	596.72
		1/6/00	11.98	595.61
		1/25/00	12.06	595.53
		2/11/00	12.06	595.53
		7/6/00	11.30	596.29
		10/31/01	11.61	595.98
		8/21/02	11.65	595.94
		11/19/02	11.83	595.76
		2/19/03	12.13	595.46
		6/11/03	11.33	596.26

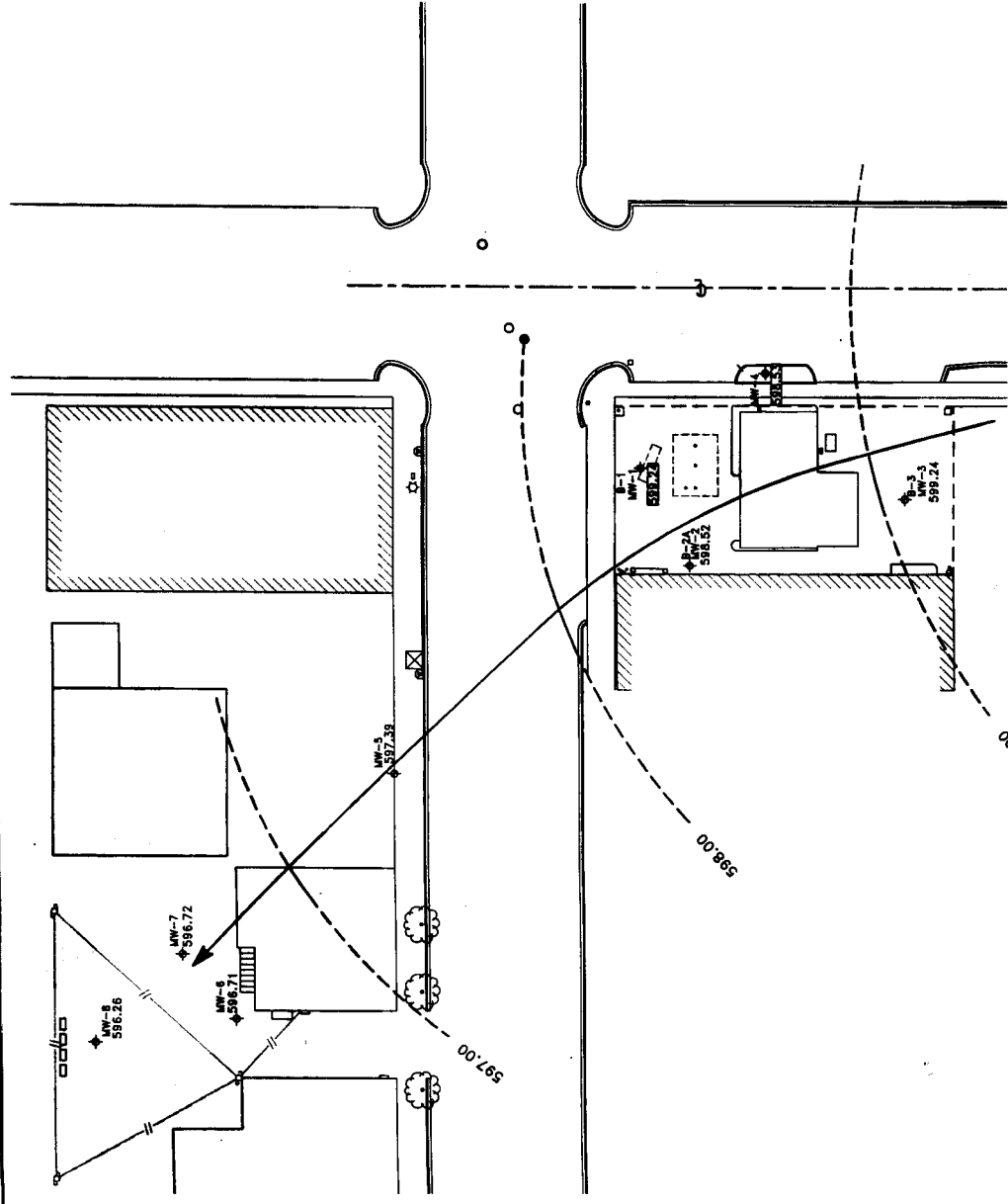
Notes:

MSL - mean sea level

PVC - poly-vinyl chloride

Survey conducted by Surveying Associates, Inc. on July 10, 1999.

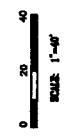
* - MW-4 through MW-8 were surveyed on 2/11/00



SOURCE: Surveying Association, 7/10/99
 Maps provided by Wisconsin Fuel and Light Company
 Maps provided by City of Manitowish
 Engineering Department
 NOTE: Boundary location based on reference field notes
 provided by Steinbrecher and Messen, Inc.
 © 2003 Key Engineering Group Ltd.

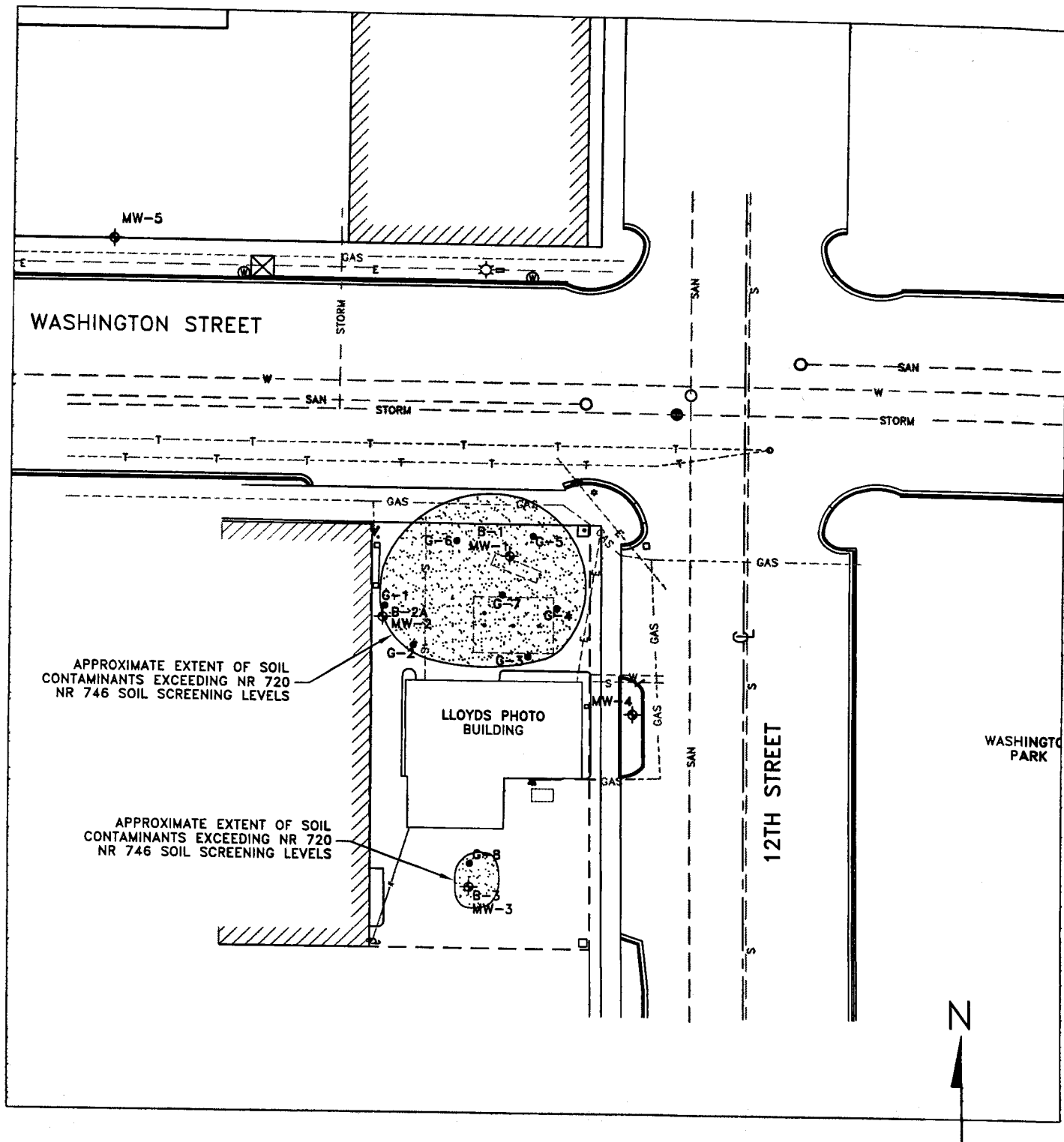
GROUNDWATER ELEVATION CONTOUR MAP
 (JUNE 11, 2003)

LLOYDS PHOTO AND VIDEO
 1511 WASHINGTON STREET
 MANITOWISH, WISCONSIN



DRN. BY:	J.J.J.	DATE:	11/07/00
DSN. BY:	M.L.B.	FILE NO.:	0808005
CHK. BY:	M.L.B.	DWG NO.:	08080050A
REV. BY:	G.L.J.	SHEET NO.:	1

- LEGEND
- ◆ MONITORING WELL LOCATION
 - 598.00 GROUNDWATER ELEVATION (OCTOBER 31, 2001)
 - GROUNDWATER FLOW DIRECTION
 - ☒ GASOLINE TANK DEPICTED ON 1918 BARNBORN FIRE INSURANCE MAP



© 2003 Key Engineering Group Ltd.

DESIGNED BY KTK	DATE 08/01/03
DRAWN BY CTM	PROJECT 0808005
APPROVED BY DJG	SHEET NO.
CADFILE G:\ACAD\0808005\08080050C XREF LMAN Jay	

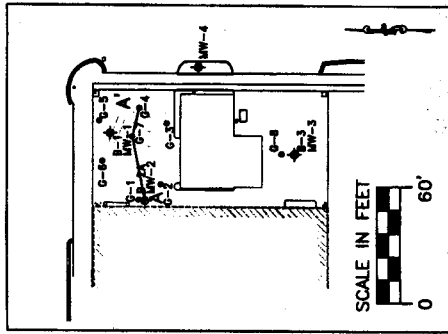
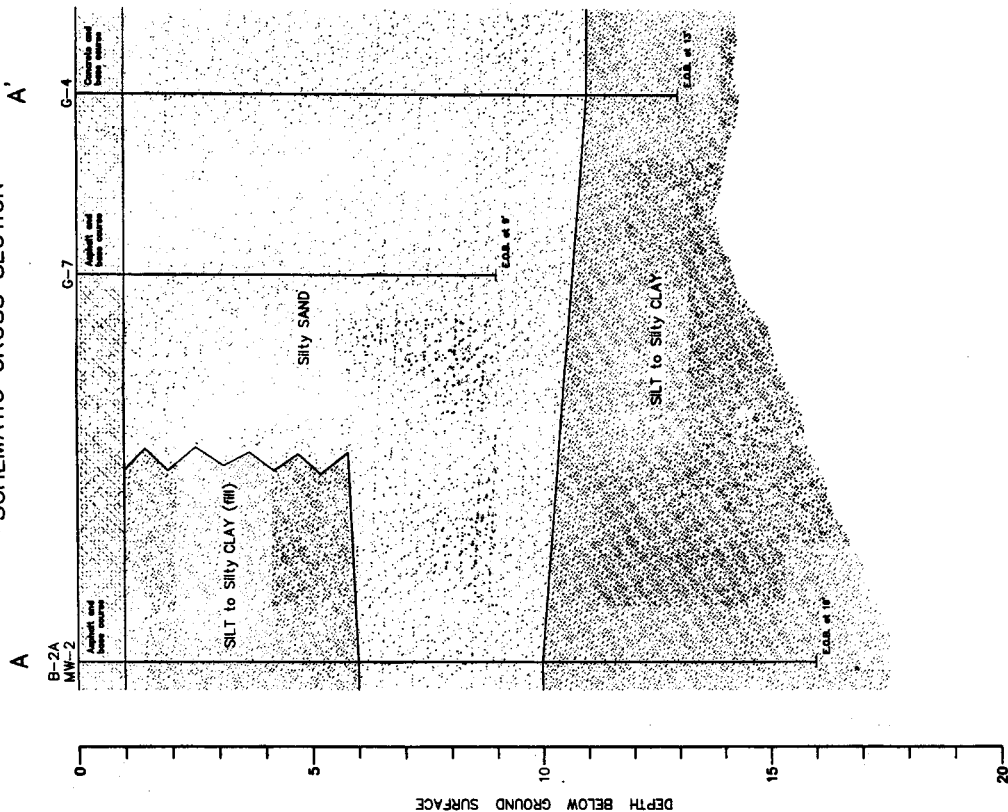
SOIL CONTAMINANT CONTOUR MAP

LLOYD'S PHOTO AND VIDEO
1201 WASHINGTON STREET
MANITOWOC, WISCONSIN



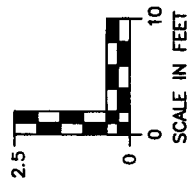
SCHEMATIC CROSS SECTION

CROSS SECTION LOCATION



LEGEND

- BASE COURSE
- SILT/SILTY CLAY
- SILTY SAND



© 2001 Key Engineering Group Ltd.

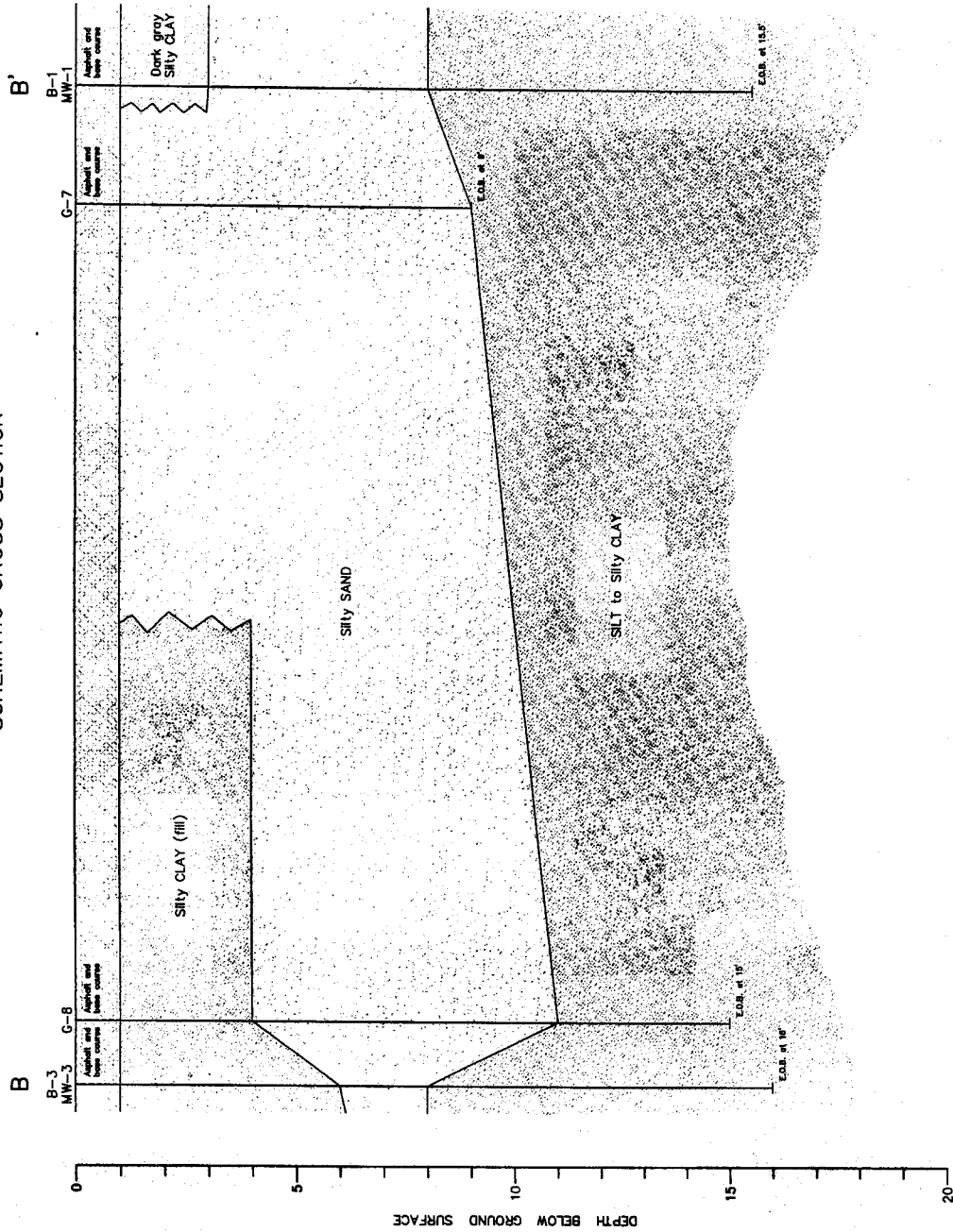
DESIGNED BY	DATE
RTK	02/05/02
CHECKED BY	PROJECT
CS	0000005
APPROVED BY	SHEET NO.
CLJ	
DATE	PROJECT LOCATION
04/01	

SCHEMATIC CROSS SECTION A-A'

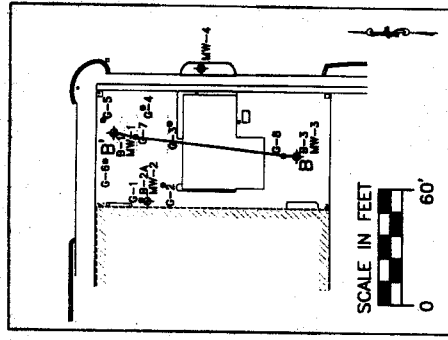
LLOYDS PHOTO AND VIDEO
1201 WASHINGTON STREET
MANITOWOC, WISCONSIN



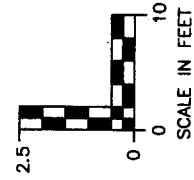
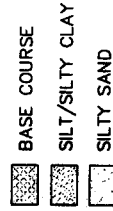
SCHEMATIC CROSS SECTION



CROSS SECTION LOCATION



LEGEND



© 2001 Key Engineering Group Ltd.



SCHEMATIC CROSS SECTION B-B'

LLOYDS PHOTO AND VIDEO
1201 WASHINGTON STREET
MANITOWOC, WISCONSIN

DESIGNED BY	KTK	DATE	02/05/02
DRAWN BY	CS	PROJECT	000000
APPROVED BY	CLJ	SHEET NO.	
CHECKED BY: [Signature]			

July 31, 2003

Program Assistant
Wisconsin Department of Natural Resources
Northeast Region Headquarters
1125 North Military Avenue
Post Office Box 10448
Green Bay, Wisconsin 54307-0048

Reference: *Geographic Information System Registry*
Lloyd's Photo & Video
1201 Washington Street
Manitowoc, Wisconsin 54220
PECFA Claim #: 54220-5141-01
WDNR BRRTS #: 03-65-108126

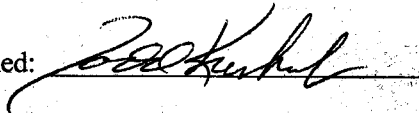
To Whom it May Concern:

I, Todd Kresheck, owner of Lloyd's Photo & Video, do hereby declare to the best of my knowledge that the attached legal property description represents completely and accurately the above referenced property for which I am requesting listing on the Wisconsin Department of Natural Resources Geographic Information System Registry of Closed Remediation Sites.

Please find attached a copy of the property deed for the above referenced property.

Signed:

Date: 7-31-03


Todd Kresheck
Lloyd's Photo & Video

RECEIVED

OCT 10 2003

ERS DIVISION
OSHKOSH

October 9, 2003

Mr. Clifford L. Behnke
Post Office Box 272
Manitowoc, Wisconsin 54221

Reference: *Notification of Off-Site Contamination*
1202 Washington Street
Manitowoc, Wisconsin 54220

Dear Mr. Behnke:

Groundwater contamination that appears to have originated on the property located at 1201 Washington Street has migrated onto your property at 1202 Washington Street. The levels of benzene and naphthalene contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 and chapter Comm 46, Wisconsin Administrative Code, and I will be requesting that the Department of Commerce accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 for calls originating in Wisconsin, or 608-264-6020 if you are calling from out of state or within the Madison area, to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination.

The Department of Commerce will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have the right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Commerce that is relevant to this closure request, you should mail that information to:

Mr. Robert H. Klauk, PG
Wisconsin Department of Commerce
Environmental and Regulatory Services
2129 Jackson Street
Oshkosh, Wisconsin 54901-1805

Mr. Clifford L. Behnke

October 9, 2003

Page 2

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards was found at the time the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call the Diggers Hotline (1-800-242-8511) if your property is located outside the service area of a municipally owned water system, or contact the Drinking Water program within the Department of Natural Resources if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the Department makes a decision on my closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at www.dnr.state.wi.us/org/at/et/geo/gwur. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

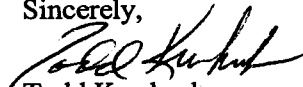
If you need more information, you may contact me:

1207 Washington Street
Manitowoc, Wisconsin 54220
920-682-7294

Or you may contact Key Engineering Group, Ltd.:

W66 N215 Commerce Court
Cedarburg, Wisconsin, 53012
262-375-4750

Sincerely,


Todd Kresheck

KTK/clh

Enclosures as noted

cc: Mr. Robert H. Klauk, Wisconsin Department of Commerce

RECEIVED

OCT 10 2003

ERS DIVISION
OSHKOSH

October 9, 2003

Mr. Russell F. Ruebesam
1210 Washington Street
Manitowoc, Wisconsin 54220

Reference: *Notification of Off-Site Contamination*
1210 Washington Street
Manitowoc, Wisconsin 54220

Dear Mr. Ruebesam:

Groundwater contamination that appears to have originated on the property located at 1201 Washington Street has migrated onto your property at 1202 Washington Street. The levels of benzene and naphthalene contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 and chapter Comm 46, Wisconsin Administrative Code, and I will be requesting that the Department of Commerce accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 for calls originating in Wisconsin, or 608-264-6020 if you are calling from out of state or within the Madison area, to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination.

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Mr. Robert H. Klauk, PG
Wisconsin Department of Commerce
Environmental and Regulatory Services
2129 Jackson Street
Oshkosh, Wisconsin 54901-1805

Mr. Russell F. Ruebesam

October 9, 2003

Page 2

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards was found at the time the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call the Diggers Hotline (1-800-242-8511) if your property is located outside the service area of a municipally owned water system, or contact the Drinking Water program within the Department of Natural Resources if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the Department makes a decision on my closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at www.dnr.state.wi.us/org/at/et/geo/gwur. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact me:

1207 Washington Street
Manitowoc, Wisconsin 54220
920-682-7294

Or you may contact Key Engineering Group, Ltd.:

W66 N215 Commerce Court
Cedarburg, Wisconsin, 53012
262-375-4750

Sincerely,



Todd Kresheck

KTK/clh

Enclosures as noted

cc: Mr. Robert H. Klauk, Wisconsin Department of Commerce

RECEIVED

OCT 10 2003

ERS DIVISION
OSHKOSH

October 9, 2003

Donton, LLC
2204 Washington Street
Manitowoc, Wisconsin 54220

Reference: *Notification of Off-Site Contamination*
1216 Washington Street
Manitowoc, Wisconsin 54220

To Whom It May Concern:

Groundwater contamination that appears to have originated on the property located at 1201 Washington Street has migrated onto your property at 1202 Washington Street. The levels of benzene and naphthalene contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 and chapter Comm 46, Wisconsin Administrative Code, and I will be requesting that the Department of Commerce accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 for calls originating in Wisconsin, or 608-264-6020 if you are calling from out of state or within the Madison area, to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination.

The Department of Commerce will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have the right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Commerce that is relevant to this closure request, you should mail that information to:

Mr. Robert H. Klauk, PG
Wisconsin Department of Commerce
Environmental and Regulatory Services
2129 Jackson Street
Oshkosh, Wisconsin 54901-1805

To Whom It May Concern

October 9, 2003

Page 2

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards was found at the time the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call the Diggers Hotline (1-800-242-8511) if your property is located outside the service area of a municipally owned water system, or contact the Drinking Water program within the Department of Natural Resources if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the Department makes a decision on my closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at www.dnr.state.wi.us/org/at/et/geo/gwur. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact me:

1207 Washington Street
Manitowoc, Wisconsin 54220
920-682-7294

Or you may contact Key Engineering Group, Ltd.:

W66 N215 Commerce Court
Cedarburg, Wisconsin, 53012
262-375-4750

Sincerely,



Todd Kresheck

KTK/clh

Enclosures as noted

cc: Mr. Robert H. Klauk, Wisconsin Department of Commerce

RECEIVED

OCT 10 2003

ERS DIVISION
OSHKOSH

October 9, 2003

Mr. Harold G. Schleis
1723 29th Street
Two Rivers, Wisconsin 54241

Reference: *Notification of Off-Site Contamination*
1222 Washington Street
Manitowoc, Wisconsin 54220

Dear Mr. Schleis:

Groundwater contamination that appears to have originated on the property located at 1201 Washington Street has migrated onto your property at 1222 Washington Street. The levels of benzene and naphthalene contamination in the groundwater on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, the environmental consultants who have investigated this contamination have informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 and chapter Comm 46, Wisconsin Administrative Code, and I will be requesting that the Department of Commerce accept natural attenuation as the final remedy for this site and grant case closure. Closure means that the Department will not be requiring any further investigation or cleanup action to be taken, other than the reliance on natural attenuation.

Since the source of the groundwater contamination is not on your property, neither you nor any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for environmental investigation or cleanup if access is required. For further information on the requirements of section 292.13, Wisconsin Statutes, you may call 1-800-367-6076 for calls originating in Wisconsin, or 608-264-6020 if you are calling from out of state or within the Madison area, to obtain a copy of the Department of Natural Resources' publication #RR-589, Fact Sheet 10: Guidance for Dealing with Properties Affected by Off-Site Contamination.

The Department of Commerce will not review my closure request for at least 30 days after the date of this letter. As an affected property owner, you have the right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Commerce that is relevant to this closure request, you should mail that information to:

Mr. Robert H. Klauk, PG
Wisconsin Department of Commerce
Environmental and Regulatory Services
2129 Jackson Street
Oshkosh, Wisconsin 54901-1805

Mr. Harold G. Schleis

October 9, 2003

Page 2

If this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards was found at the time the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. Please review the enclosed legal description of your property, and notify me within the next 30 days if the legal description is incorrect.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call the Diggers Hotline (1-800-242-8511) if your property is located outside the service area of a municipally owned water system, or contact the Drinking Water program within the Department of Natural Resources if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the Department makes a decision on my closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at www.dnr.state.wi.us/org/at/et/geo/gwur. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact me:

1207 Washington Street
Manitowoc, Wisconsin 54220
920-682-7294

Or you may contact Key Engineering Group, Ltd.:

W66 N215 Commerce Court
Cedarburg, Wisconsin, 53012
262-375-4750

Sincerely,


(Todd Kresheck)

KTK/clh

Enclosures as noted

cc: Mr. Robert H. Klauk, Wisconsin Department of Commerce



W66 N215 Commerce Court
Cedarburg, Wisconsin 53012
(262) 375-4750
(800) 645-7365
Fax (262) 375-9680

August 4, 2003

City of Manitowoc Department of Public Works
Street and Sewer Maintenance Department
2655 South 35th Street
Manitowoc, Wisconsin 54220

Reference: *Notification of Contamination within Right-of-Way*
Lloyd's Photo & Video
1201 Washington Street
Manitowoc, Wisconsin 54220
WDNR BRRTS #: 03-65-108126
PECEFA Claim #: 54220-5141-01

KEY ENGINEERING GROUP, LTD.
File No. 0808005

To Whom It May Concern:

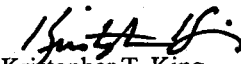
The purpose of this letter is to notify the City of Manitowoc of residual contamination within the Washington Street right-of-way (ROW) adjacent to the above referenced site. This notification has been prepared pursuant to Chapter NR 726 of the Wisconsin Administrative Code to meet case closure requirements for the site. Key Engineering Group, Ltd. has prepared this letter on behalf of Mr. Todd Kresheck.


Two monitoring wells (MW-1 and MW-5) were installed in or adjacent to the Washington Street ROW in connection with an investigation of soil and groundwater petroleum impacts on the Lloyd's Photo & Video property. The monitoring well locations are depicted on the attached figure. Groundwater sample analytical results indicated that residual concentrations of petroleum volatile organic compounds and naphthalene were detected at MW-1 and MW-5 during the most recent sampling event (June 2003) at concentrations exceeding NR 140 enforcement standards. The groundwater sample analytical results are summarized on the attached figure.

Please call if you have any questions.

Sincerely,

KEY ENGINEERING GROUP, LTD.


Kristopher T. King
Project Scientist


D'Arcy J. Gravelle, CPG
Senior Hydrogeologist

KTK/clh

Enclosures as noted

cc: Mr. Todd Kresheck, Lloyd's Photo & Video

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